

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 3, 2011**

Present: Mayor Dana Williams; Council members Alex Butwinski; Joe Kernan; Liza Simpson; and Cindy Matsumoto

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Michael Kovacs, Assistant City Manager; Heinrich Deters, Trails Coordinator; and Matt Twombly, Project Manager

Rob Sunderledge, Horrocks Engineering; Arthur Percy, Questar Gas

Absent: Council Member Candace Erickson

1. Council questions/comments. Alex Butwinski commented on his experience at the state legislature. Cindy Matsumoto reported on the Historical Society meeting and relayed that the loan to the City will be paid off early. A new strategic plan has been formulated on the operation of the museum.

Joe Kernan stated that he would like to review all of the blank forms for all of the positions for performance reviews so he can better understand how performance is measured and how expectations are set. Tom Bakaly believed that the best practices manual may be more informational. Mr. Kernan asked if there are concerns with him examining blank forms and the City Manager encouraged him to first review the best practices manual which helps departments craft the form. Blank forms are similar for all departments but vary slightly. Mr. Kernan clarified that he is not interested in reviewing an individual's completed form but a blank form free of personal information. It would be helpful to review blank forms and the best practices manual for context. He asked if this information is protected and Mark Harrington explained that there are many variations among departments. Mr. Kernan discussed different positions and possible associated measurements for each particular position. He expressed his desire to understand what is being measured and he felt the simplest way is to look at some blank forms. If there are no blank forms, perhaps he needs to ask the broader question of what is being measured for each position in evaluating performance. Alex Butwinski believed that the best practices manual would be a good start and he personally has no interest in reading performance measurement sheets for individual positions. Mr. Kernan agreed to read the best practices manual acknowledging that he has little understanding on how everything is connected. The City Manager advised that the best practices manual will be included in an upcoming manager's report.

Liza Simpson relayed that she attended the joint use task force meeting for Quinns and the Historic Preservation Board meeting. Unfortunately, the state legislature cancelled the hearing on SB231, movie studio bill, at the last minute. Mayor Williams thanked staff for their time at the legislature and expressed appreciation of the ULCT on the movie studio bill. He attended a SBWRD meeting and expressed his appreciation of the

regular snow updates. Mayor Williams commented on the information provided by the winter trail survey which was pretty positive. He spoke about bio-fuels, its use and affect on food supply, and the need to explore other green options. He commented on the HPB meeting last night where an appeal was upheld to move an historic building. The Mayor felt that the decision was defensible based on the new guidelines but the intent of the Council to not allow historic structures to be moved obviously needs to be strengthened. He suggested that pre-application hearings be recorded because a lot of hearsay was referenced during the hearing which affected the final decision.

2. Legislative update. Michael Kovacs addressed SB231, Quinns state spot zoning action, and SB293, MIDA. He noted that many amendments in SB314S01, alcohol bill, are surprising with an emphasis on over-consumption. He elaborated on features of interest, specifically not allowing events in restaurants after 2 a.m. which will affect Sundance parties. The state is planning on closing five liquor stores and to reduce hours. Park City stores may be going to eight hour days, actually costing the state money. The education budget will not be cut. He stated that HB313, legislation on charter schools, has the potential of affecting school property tax rates, shifting the burden of funding charter schools to the local school districts. This bill together with other education related legislation could significantly impact the Park City School District. SB243, historic districts, has been amended to eliminate Park City and the bill now only relates to Salt Lake City. Mr. Kovacs explained that an omnibus bill has been crafted on immigration which is still being modified. The restaurant tax boxcar is gone. Mayor Williams expressed serious doubts that immigrants will sign up for the guest worker program. Mr. Kovacs noted that the new energy code was not adopted. Members thanked Michael Kovacs for his hard work in protecting Park City's interests.

3. Comstock/Sidewinder Project. Heinrich Deters displayed a rendering of the project which has been discussed since 2008. The project area encompasses Comstock Drive from Kearns Boulevard to Sidewinder Road and Sidewinder from Comstock to Gold Dust Lane. This is a WALC project and represents the final link of the Park Meadows to Prospector spine. Users will be able to efficiently go from McLeod Creek to the Rail Trail and it provides a safe access for school children. He referred to public input in 2008, asking for the project to be deferred to a five foot at grade striped pedestrian zone along Comstock. Council directed staff to implement the plan and evaluate it in a year and in 2009, a traffic calming study was conducted by Fehr & Peers resulting in the recommendation for a sidewalk along the east side of Comstock. Several open houses and Council meetings were held in 2009 and in January 2010, Council directed staff to move forward with an eight foot separated path along the east side of Comstock. Mr. Deters pointed out that the WALC budget for this project is \$1.340 million. The City entered into a design contract with Horrocks and moved forward with staff and public input. Several meetings were held with HOAs in the area and Horrocks Engineering created a public involvement team. An open house was held on March 1, emails and mailers were sent to past attendees, including door hangers. Ten residents attended the open house and most comments were positive. A pre-construction open house is scheduled for June 7 and a hotline and website will be

established. There will be weekly construction updates and a public involvement team on-site once a week to canvass the neighborhood. City staff will be on-site on a regular basis. Mr. Deters emphasized that the team is communicating with the neighborhood well ahead of time. Contract approval is estimated on June 3, 2011 and mobilization on June 13 when schools let out. A mid-September finish is anticipated.

In response to a comment from Liza Simpson, Rob Sunderledge explained that a five day work week is anticipated although there may be some weeks working on Saturday may be necessary. Through illustration of drawings, Mr. Sunderledge detailed project improvements.

Mr. Deters explained that the City was contacted by Questar who wants to upgrade gas lines in the area. Arthur Percy stated that Questar is looking to upgrade some aging infrastructure on Comstock and Sidewinder and install a new 2" gas line on Comstock eliminating service lines crossing the street from the main line and addressing future conflicts with storm drain or water line improvements. Questar will limit disturbance in landscaped areas to grass and will not disrupt trees or flower beds. For a short section on the south side of Sidewinder, Questar will install a 2" gas line to again mitigate street crossings. He stated that soils will be removed from the area and a staging area is needed. Mr. Percy discussed setting a schedule and coordinating with the School District.

In response to a question from Alex Butwinski about cost sharing, Matt Twombly explained that Questar is paying for all of its improvements. In the sequence of the work on the east side, the City will be responsible for the cost of excavation and demolition. Mr. Deters continued to explain that resurfacing Sidewinder will be paid for by the pavement management fund and the WALC portion placeholder in the budget for the sidewalk is \$400,000. Intersection improvements at Sidewinder and Comstock were discussed as well as installing a bench at the bus stop.

4. Closed Session. Council unanimously decided to briefly convene in closed session to discuss personnel and litigation prior to the Historic Preservation Board interviews. See Memorandum of Closed Session.

5. Historic Preservation Board interviews. – Members interviewed Matt Natt, Debi Scoggan, James Tedford, Jay Lieberman, Jeff Love, and Judy McKie.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 3, 2011**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 3, 2011. Members in attendance were Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Candace Erickson was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Matt Cassel, City Engineer; and Kirsten Whetstone, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

New Fire District Chief - Kent Cashel introduced Paul Hewlitt, the new Fire District Chief and pointed out the experience he brings to Park City. Chief Hewlitt commented on his goal over the years of getting this position in Park City and his excitement to be here. He introduced his wife Annie and daughter Heidi.

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

Children and the danger of prescribed drugs - Julie Malecki, Park Meadows resident, commented on a documentary about psychotropic drugs given to children today on a global level which compelled her to come to the meeting. Most of these drugs are being administered through the school systems in our country. Children are committing suicide because of these drugs. There are birth defects as a result of these drugs and she feels she has to do something about this and she is here to let Council know the truth. The pharmaceutical companies are making millions of dollars by not telling the truth and most parents make the right decision if they know the truth. She is speaking for the children who can not speak for themselves and the government in Washington is not going to do anything. Murder is recognized as a crime but the documentary notes that there are now 43,000 deaths a year from these drugs by suicide and other means. These drug companies are doing this and nothing is being done about it. Ms. Malecki emphasized that there has to be reverence for life. She brought copies of the documentary for each Council member.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF FEBRUARY 10, 2011

Alex Butwinski, "I move we approve the work session notes and minutes of the meeting of February 10, 2011". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye

Cindy Matsumoto	Aye
Liza Simpson	Aye

V NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration a Resolution supporting Park City's membership in the Mountain Partnership, a voluntary alliance of partners dedicated to improving the lives of mountain people and protecting mountain environments around the world, and authorizing the Mayor to sign the membership application – Mayor Williams spoke about meeting Miss Utah Christina Lowe and discussing sustainability. Ms. Lowe clarified that this request has nothing to do with her title but as a student at Utah Valley University. She is asking Park City to join the Mountain Partnership which is an organization that brings cities, countries, or international organizations together to talk about issues of sustainable development. Park City can share its ideas with other countries about projects being implemented here and it is a great way to make international connections. The Women in the Mountains Conference will be held on March 8 and 9, 2011 at UVU and Park City's membership will be announced at the conference if the resolution is approved.

Liza Simpson, "I move we approve a resolution supporting Park City's membership in the Mountain Partnership, a voluntary alliance of partners dedicated to improving the lives of mountain people and protecting mountain environments around the world, and I move to authorize the Mayor to sign the membership application". Alex Butwinski seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

2. Consideration of an encroachment agreement with Treasure Mountain Inn Homeowner's Association for Treasure Mountain Inn, located at 255 Main Street, Park City, Utah – Matt Cassel referred to his staff report containing drawings illustrating the proposal. Alex Butwinski supported the new design. The Mayor invited public input; there was none. Joe Kernan, "I move we approve New Business Item No. 2". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

3. Consideration of an Ordinance approving the First Amendment to the Resort Townhomes Condominium Record of Survey Plat located at 1109 - 1139 Woodside Avenue, Park City, Utah – Planner Kirsten Whetstone explained this is a request to amend a Record of Survey Plat for the Resort Town Homes Condominium which is a 12 unit complex on Woodside Avenue. The amendment converts limited common area associated with the existing garages to private space. There are no changes in the building footprints. The second part deals with conversion of common area in the exterior between some of the buildings to allow construction of patios and hot tubs and is considered limited common space specific to certain units. No additional floor area is required. On February 9, 2011, the Planning Commission conducted a public hearing and voted to forward a positive recommendation to the City Council and there was no public input at meeting. She confirmed for Ms. Simpson that the plat amendment will not change the allowed footprint or square footage in the zone in the future.

The Mayor opened the public hearing; there were no comments from the audience and the hearing was closed. Alex Butwinski, "I move we adopt an Ordinance approving the First Amendment to the Resort Townhomes Condominium Record of Survey Plat located at 1109 - 1139 Woodside Avenue, Park City, Utah". Joe Kernan seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Candace Erickson was absent and excused. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Kathy Lundborg, Water Manager; Jason Christensen, Legal Intern, Joan Card, Environmental Regulatory Affairs Manager, Diane Foster, Sustainability Manager; Jon Weidenhamer, Economic Development Director; Jason Glidden, Marketing Analyst; Phyllis Robinson, Public Affairs Manager; and Mark Harrington, City Attorney. Alex Butwinski, "I move to close the meeting to discuss property and litigation". Liza Simpson seconded. Motion carried. The meeting

opened at approximately 3 p.m. Liza Simpson, "I move to open the meeting". Alex Butwinski seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

The City Council met again in closed session at approximately 3:45 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Council member Candace Erickson was absent and excused. Staff present was Tom Bakaly, City Manager and Mark Harrington, City Attorney. Cindy Matsumoto, "I move to close the meeting to discuss litigation and personnel". Joe Kernan seconded. Motion carried. The meeting opened at approximately 4 p.m. Cindy Matsumoto, "I move to open the meeting". Alex Butwinski seconded. Motion unanimously carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott, City Recorder

